

Grantee: Chula Vista, CA

Grant: B-08-MN-06-0504

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-08-MN-06-0504

Obligation Date:

04/09/2009

Grantee Name:

Chula Vista, CA

Award Date:

03/03/2009

Grant Amount:

\$2,830,072.00

Contract End Date:

03/03/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

Properties acquired through this program will be located in one of the designated census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Distribution and and Uses of Funds:

Funds will be used for planning/administration of the NSP program in carrying out activities such:

1. General acquisition;
2. Acquisition/rehabilitation for resale to eligible homebuyers; and,
3. Acquisition/rehabilitation for rental to very low income households (<50%AMI).

Definitions and Descriptions:**Low Income Targeting:**

Funds are programmed to target households earning no more than 120% of median income for the homebuyer assistance program. The rental program is targeted to households earning no more than 50% of median income.

Acquisition and Relocation:

Funds will be used to purchase vacant properties only. Relocation activities will not be undertaken.

Public Comment:

The City has adopted a Citizen Participation Plan which outlines the City's requirements to incorporate community input in all (NSP) related transactions such as Plan adoptions and or amendments. It is the City's practice to allow the public ample time to request, review and provide any input on the proposed use of funds.

Overall**Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$2,830,072.00

Total CDBG Program Funds Budgeted	N/A	\$2,830,072.00
Program Funds Drawdown	\$266,412.99	\$2,755,086.19
Program Funds Obligated	\$276,435.56	\$2,773,386.85
Program Funds Expended	\$0.00	\$1,631,016.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$246,136.57	\$1,833,853.48
Program Income Drawdown	\$386,071.81	\$798,516.31

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$424,510.80	\$0.00
Limit on Admin/Planning	\$283,007.20	\$208,469.12
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$707,518.00	\$1,000,000.00

Overall Progress Narrative:

The City of Chula Vista received \$2,830,072 of NSP funds in 2008. Of that amount the City allocated \$1,000,000 (35% of the grant) to meet its requirement of providing affordable housing opportunities to the very low income (50% or below of Area Median Income). Those funds were used for the purchase and rehabilitation of two multi-family units. The first included a four unit complex and the second included a duplex. Both projects were targeted to serve foster youth aging out of the foster care system, which without this opportunity, were facing homelessness. Today, all youth residing at the units not only have access to very affordable rents but also have access to training, education and social service programs. Approximately \$1.5million were used for the Acquisition/Rehabilitation/Resale program. A total of 10 properties were purchased for the purpose of reselling to income-eligible households purchasing their first home. The remaining funds were used to provide gap financing to four first-time homebuyers.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1., Administration	\$16,989.21	\$209,761.90	\$208,469.12
2., SDHC-Acquisiton/Rehab for Rental	\$0.00	\$1,000,000.00	\$1,000,000.00
3., Homebuyer Assistance	\$17,007.88	\$59,440.05	\$50,750.00

4., Acquisiton/Rehab for Resell	\$232,415.90	\$1,512,874.95	\$1,495,867.07
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Activities

Grantee Activity Number:	1. Administration
Activity Title:	Planning/Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

1.

Project Title:

Administration

Projected Start Date:

01/01/2009

Projected End Date:

01/01/2013

Benefit Type:

N/A

Completed Activity Actual End Date:
National Objective:

N/A

Responsible Organization:

City of Chula Vista, Redevelopment & Housing

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$283,007.00
Total CDBG Program Funds Budgeted	N/A	\$283,007.00
Program Funds Drawdown	\$16,989.21	\$208,469.12
Program Funds Obligated	\$10,003.90	\$209,761.90
Program Funds Expended	\$0.00	\$61,590.24
City of Chula Vista	\$0.00	\$61,590.24
City of Chula Vista, Redevelopment & Housing	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration funds will be utilized for staff costs associated with the management and administration of Chula Vista's NSP program, including planning, regulatory compliance (i.e underwriting loan, monitoring, inspections, etc.), contract administration, and fiscal management.

Location Description:

City of Chula Vista Department of Redevelopment and Housing 276 Fourth Avenue Chula Vista, California 91910

Activity Progress Narrative:

City staff continues to be very involved in the administration of the NSP program. The nature of the activities undertaken, require contract daily compliance monitoring, environmental reviews and fiscal management.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2a. Rental-Glover

Activity Title: Glover Rental

Activity Category:

Acquisition - general

Project Number:

2.

Projected Start Date:

10/12/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

SDHC-Acquisition/Rehab for Rental

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

Responsible Organization:

San Diego Community Housing Corporation

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$668,690.00
Total CDBG Program Funds Budgeted	N/A	\$668,690.00
Program Funds Drawdown	\$0.00	\$668,690.00
Program Funds Obligated	\$0.00	\$668,690.00
Program Funds Expended	\$0.00	\$668,690.00
San Diego Community Housing Corporation	\$0.00	\$668,690.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City was required to utilize a minimum of 25% of its NSP funds for a use which benefits the very low income population earning 50% of the Area Median Income and below. The City plans to meet and exceed that requirement by setting aside 35% of its total NSP funds for two rental projects.

This project utilized 24% of the funds (\$668,690) for the purchase and rehabilitation of a fourplex located on the west side of Chula Vista. The property was foreclosed and abandoned and added blight to the area. Once rehabilitated, the units will be made available to foster youth aging out of the Foster Care System, preventing them from becoming homeless.

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Activity Progress Narrative:

Project was completed in previous reporting period. No additional draws will be completed for this project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/1
# of buildings (non-residential)	0	4/1
# of Parcels acquired by	0	0/0

# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	3/1
Total acquisition compensation to	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/4
# of Multifamily Units	0	12/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/4	0/0	0/4	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/4	0/0	4/4	100.00
# of Persons	0	0	0	0/0	0/0	8/0	0.00
# Renter Households	0	0	0	4/4	0/0	4/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2b. Rental-Colroado
Activity Title:	Rental-Colorado

Activity Category:

Acquisition - general

Project Number:

2.

Projected Start Date:

10/12/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

SDHC-Acquisiton/Rehab for Rental

Projected End Date:

06/30/2010

Completed Activity Actual End Date:
Responsible Organization:

San Diego Community Housing Corporation

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$331,310.00
Total CDBG Program Funds Budgeted	N/A	\$331,310.00
Program Funds Drawdown	\$0.00	\$331,310.00
Program Funds Obligated	\$0.00	\$331,310.00
Program Funds Expended	\$0.00	\$331,310.00
City of Chula Vista, Redevelopment & Housing	\$0.00	\$331,310.00
San Diego Community Housing Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City was required to utilize a minimum of 25% of its NSP funds for a use which benefits the very low income population earning 50% of the Area Median Income and below. The City plans to meet and exceed that requirement by setting aside 35% (\$1,000,000) of its total NSP funds for two rental projects.

This project utilized 12% of the funds (\$331,310) for the purchase and rehabilitation of a duplex located on the west side of Chula Vista. The property was foreclosed and abandoned and added blight to the area. Once rehabilitated, the units will be made available to foster youth aging out of the Foster Care System, preventing them from becoming homeless.

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates, based on data collected in Exhibits A - E. These have been designated as neighborhoods of high risk and include tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419

Activity Progress Narrative:

Project was completed in previous reporting period. No additional draws will be completed for this project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/1
# of buildings (non-residential)	0	1/0

# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	3/1
Total acquisition compensation to	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/1
# of Multifamily Units	0	6/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/2	0/0	2/2	100.00
# of Persons	0	0	0	4/0	0/0	4/0	100.00
# Renter Households	0	0	0	2/2	0/0	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	3a. HomeBuyer-Lopez
Activity Title:	Lopez - 535 Fig Avenue

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

3.

Project Title:

Homebuyer Assistance

Projected Start Date:

03/24/2009

Projected End Date:

06/30/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Community HousingWorks

Overall**Jul 1 thru Sep 30, 2011****To Date**

Total Projected Budget from All Sources	N/A	\$41,750.00
Total CDBG Program Funds Budgeted	N/A	\$41,750.00
Program Funds Drawdown	\$16,250.00	\$41,750.00
Program Funds Obligated	\$16,250.00	\$41,750.00
Program Funds Expended	\$0.00	\$0.00
Community HousingWorks	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Gap financing will be provided to households earning at or below 120% of the area median income, for the purchase of their first home. Assisting households in purchasing the abandoned and foreclosed homes helps stabilize the communities within the City of Chula Vista which have the greatest need.

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Activity Progress Narrative:

Project was completed in previous reporting period. No additional draws will be completed for this project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-2	1/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	-1	1/1

Total acquisition compensation to	0	0/0
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-2	1/1
# of Singlefamily Units	-4	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/1	0/1	0
# of Persons	0	0	0	0/0	2/0	3/0	66.67
# Owner Households	0	0	0	0/0	0/1	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	3b. HomeBuyer-Felan
Activity Title:	Felan-Marble Canyon

Activity Category:

Acquisition - general

Project Number:

3.

Projected Start Date:

08/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

08/01/2011

Completed Activity Actual End Date:
Responsible Organization:

City of Chula Vista

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$9,000.00
Total CDBG Program Funds Budgeted	N/A	\$9,000.00
Program Funds Drawdown	\$757.88	\$9,000.00
Program Funds Obligated	\$757.88	\$9,000.00
Program Funds Expended	\$0.00	\$17,690.05
City of Chula Vista	\$0.00	\$17,690.05
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funds will be used to provide financial assistance to an incom-eligible homebuyer.

Location Description:

Property is located at 1478 Marble Canyon Way in the eastern portion of the City in an NSP designated area.

Activity Progress Narrative:

Project was completed in previous reporting period. No additional draws will be completed for this project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 4a. Resell-General Funds

Activity Title: Resell

Activity Category:

Acquisition - general

Project Number:

4.

Projected Start Date:

03/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Resell

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Community HousingWorks

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,496,315.00
Total CDBG Program Funds Budgeted	N/A	\$1,496,315.00
Program Funds Drawdown	\$232,415.90	\$1,495,867.07
Program Funds Obligated	\$249,423.78	\$1,512,874.95
Program Funds Expended	\$0.00	\$0.00
Community HousingWorks	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$246,136.57	\$1,593,429.70
Program Income Drawdown	\$386,071.81	\$626,495.59

Activity Description:

Funds under this project were used for the acquisition and rehabilitation of single family homes for the purpose of reselling to income-eligible homeowners. The properties purchased are located in NSP designated areas and the households purchasing the homes are first time homebuyers.

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Activity Progress Narrative:

To date a total of 10 properties have been purchased through the Acquisition/Rehabilitation/Resell program. From the 10 properties 8 have been resold to income-eligible first time home buyers. The sale of these properties has resulted in \$1,593,429.70 of Program Income. These funds will be used for the same purpose of providing housing opportunities in the City, while addressing the goal of eliminating vacant and foreclosed properties in the City.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/10
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0

# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	2/10
Total acquisition compensation to	0	10/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Singlefamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	3/10	3/10	100.00
# Owner Households	0	0	0	0/0	3/10	3/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	